

**DISTRICT VI ADVISORY BOARD**  
**Minutes**

**Wednesday**  
**March 17, 2004**  
**6:00 p.m.**

**Evergreen Neighborhood Center**  
**2700 N. Woodland**  
**Lounge Clubroom**

The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Recreation club lounge room. In attendance were the District VI City Council Member, (10) District Advisory Board Members, two (2) city staff, and approximately ten (10) citizens. Approximately (22) were in attendance.

**Members Present**

Sandra Whittington  
Annie Best  
Maurine Willis  
Rosalie Bradley  
Rick Shellenbarger  
Dick Rumsey  
Bob Wine  
Jaya Escobar  
Bob Schreck  
Rob Johnson, Alt  
Bickley Foster

**Members Absent**

Paul Daemen  
Daniel Ramirez, youth

**Guests**

Listed at end

**Staff**

Terri Dozal, Neighborhood Assistant  
Scott Knebel, Planner

**Council Member Fearey** called the meeting to order at 6:02 p.m. and welcomed guests. **Fearey** explained to the audience the planning presentation process DAB VI follows for hearing requests on zoning issues. DAB members were asked to introduce themselves and state their representation on the board.

**Approval of Minutes**

There were no minutes for approval

**Approval of Agenda**

The agenda was approved as submitted. (**Foster/Willis 8-0**)

**Public Agenda**

No one requested to speak.

**Member Escobar** arrived at 6:20 p.m.

**Member Schreck** arrived at 6:50 p.m.

**Member Schreck** arrived at 6:52 p.m.

**Member Best** arrived at 7:08 p.m.

**Planning**

**1 ZON2004-00006**

*District VI Advisory Board (DAB)* considered a Zone change request from “SF-5” Single-Family residential to “LI” Limited Industrial with a Protective Overlay District to limit permitted uses and provide screening/buffering. The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Scott Knebel, Planner* presented the case and reviewed the staff recommendation with members and the public.

*Russ Ewy*, representative for the applicant stated: 1) this company had been before the DAB in previous years and is returning tonight to request the zone change due to expansion of this business as they need a site for storage of their product; 2) they have met with city staff and formulated this plan since December 2003; 3) they have met with the neighbors who are opposed to this request; 4) they wanted to meet with the DAB and hear their recommendation if needed they could make changes to their request prior to the MAPC meeting and 5) the business is willing to include additional buffers for screening.

There were five members of the public to speak on this request and three of the five introduced pictures along with their concerns. Concerns are the following:

- This property has been an eyesore since it started.
- This type of business should have never been allowed in a residential area. They don't clean their area of dead trees, rubbish, rocks, and weeds even when they were ordered to do it last year.
- They now have mounds of broken concrete piled high
- There is dust residue leaking into the soil and drainage into Chisholm Creek
- Concrete comes through the fence which is dangerous to children
- Mosquitoes are breeding from puddles of water near and around the concrete
- Kids are hanging out in and around the concrete
- A screening wall will not make a difference to this property
- We were never asked about letting this business come in to our area
- The City needs for them to take care of these complaints as I'm a taxpayer

The **DAB Members** inquired on the following: 1) what is the current use of this property; 2) will there be production of concrete 3) how much present vegetation would be removed to allow for storage; 4) will there be a required size of trees that will be planted as screening 5) what will be stored there; 5) is there screen requirements for along 37<sup>th</sup>; 6) Is there a height restriction to the storage; 7) will the property be platted; 8) will they include accessory structures; 9) what about the noise and dirt; and 10) any fines from illegal use on the property.

*Russ Ewy* responded to DAB inquiries: 1) current use is storage of concrete pipes and sand; 2) no production of concrete; 3) 50 ft. of property line is preserved for vegetation; 4) the planting of trees will have to follow the landscape ordinance; 5) For outdoor storage if 200 ft. of ROW and they keep behind the 200 ft. no screening is required; 6) none has been determined at this time; 7) the property will be platted and site plan will include for drainage; 8) there will be no accessory structures; 9) this case is requesting for storage only and 10) OCI would be responsive if complaint driven and issue a ticket.

**Council member Fearey** left at 7:02 p.m. The meeting was turned over to **First pro-tem Bob Wine**.

\*\*\*\*\* **Action Taken:** Motion to Approve request based on staff recommendations including the following conditions (**9-0 / 1 abstain conflict of interest**)

1. Platting the property to include drainage for run-off
2. The subject property shall be limited to the following uses: outdoor storage of finished concrete products
3. There shall be a 50-ft landscape buffer maintained along the south and west property lines of the subject property in conjunction with the solid screening wall. A double

staggered mixture of evergreen and deciduous trees shall be planted every 40 feet within this buffer

4. Include an 8 ft. wall along South side of existing property to the East along 35<sup>th</sup> street
5. Clean up of existing area along 35<sup>th</sup> street

A DAB member stated this business had not been good neighbors expressed concern. A site plan needs to be made and shown to the neighbor's before any final decisions are made.

**First pro-tem Bob Wine** reminded the audience to appear at the MAPC meeting if they wanted to express their concerns.

### **BOARD AGENDA**

#### **2. Problem Properties**

- Girl Scout little house has been hit with graffiti
- Smoke Shop at 37<sup>th</sup> and Womer continues with problems/ Update at next meeting by Council Member
- Street sign was run over at the NW corner of 27<sup>th</sup> Edwards

\*\*\*\*\* **Action Taken:** Receive and propose appropriate action.

#### **3. Neighborhood Reports**

None were submitted

#### **UPDATES FROM COUNCIL MEMBER FEAREY**

None were presented

With no further business to discuss the meeting adjourned at 7:30 p.m.

#### **Guests**

Floyd L. Simmoir	3544 Wellington
Leroy Lehman	515 Manlo Dr. 838-8437 <a href="mailto:leroyl@earthlink.net">leroyl@earthlink.net</a>
Wade Wentling 2	21 W. 37 <sup>th</sup> N. <a href="mailto:wwentling@mcpherseconcrete.com">wwentling@mcpherseconcrete.com</a>
Brad Wernt	221 W. 37 <sup>th</sup> N. Wichita Concrete Pipe
Norman Hall	327 W. 36 <sup>th</sup> St. N.
Russ Ewy	315 Ellis
Harvey Malcom	3551 Wellington Pl
Richard Price	3558 Fairview Homeowner
Jerry Prichard	1607 N. Clarence Indian Hills/NA
T.J. Myshka	3557 N. Fairview

Respectfully Submitted,

Terri Dozal  
6<sup>th</sup> District Neighborhood Assistant